



County: Brazoria County
Project: 62.296 Acres
Job No.: 16273

DESCRIPTION OF 62.296 ACRES

Being a 62.296 acre tract of land located within the Charles Breen League, Abstract No. 46, Brazoria County, Texas, being all of a called 54.35 acre tract, as recorded in County Clerks File No. (C.C.F.N.) 2012049392 and a called 7.96 acre tract, as recorded in C.C.F.N. 2012048472 of the O.P.R.B.C.T., combined referred to hereafter as the above referenced tract of land, said 62.296 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System of 1983, (NAD83) South Central Zone, per GPS observations):

BEGINNING at concrete monument with brass cap found for the Northeast corner of the above referenced tract, same being an interior corner of Rainbow Ridge Addition, Section Four, as recorded in C.C.F.N. 2025000133 of the O.P.R.B.C.T.

THENCE South $06^{\circ}14'06''$ West, along the East line of the above referenced tract, same being the West line of a called 2.339 acre tract, as recorded in C.C.F.N. 2023014317 of the O.P.R.B.C.T., the West line of a called 2.00 acre tract, as recorded in C.C.F.N. 2006019270 of the O.P.R.B.C.T., the West line of a called 14.8938 acre tract, as recorded in C.C.F.N. 2004036713 of the O.P.R.B.C.T., a distance of 880.87 feet to a 5/8-inch iron rod with cap, stamped "Baker & Lawson" set for corner;

THENCE South $05^{\circ}57'35''$ West, along the East line of the above referenced tract, same being the West line of said called 14.8938 acre tract, a distance of 771.50 feet to a concrete monument found for the Northerly Southeast corner of the above referenced tract;

THENCE South $42^{\circ}41'27''$ West, along the South line of the above referenced tract, same being the North line of a cemetery tract, no record documents found, a distance of 126.18 feet to a 1-inch iron pipe found for a Southerly corner of the above referenced tract;

THENCE South $88^{\circ}13'38''$ West, along the South line of the above referenced tract, same being the North line of said cemetery tract, a distance of 381.96 feet to a 5/8-inch iron rod with cap stamped "Terrance Mish" found for a Southerly interior corner of the above referenced tract;

THENCE South $06^{\circ}31'29''$ East, along the East line of the above referenced tract, same being the West line of said cemetery tract, passing a 1/2-inch iron pipe found at a distance of 282.71 feet, continuing for a total distance of 323.74 feet to the Southeast corner of the above referenced tract, being in the Right-of-Way (R.O.W.) of Old Main Street;

THENCE North $85^{\circ}41'20''$ West, along the South line of the above referenced tract, same being in the R.O.W. of said Old Main Street, a distance of 685.93 feet to the Southwest corner of the above referenced tract;

THENCE North $03^{\circ}50'25''$ East, along the West line of the above referenced tract, passing a concrete monument found at a distance of 40.00 feet, continuing along the West line of the above referenced tract, and same being the East line of the Calvie Brown Subdivision, as recorded in C.C.F.N. 2006036605 of the O.P.R.B.C.T., a distance of 1,819.16 feet to a concrete monument found for corner;

THENCE North $03^{\circ}37'59''$ East, along the West line of the above referenced tract, a distance of 1,192.09 feet to a 5/8-inch iron rod with aluminum cap found for the Northwest corner of the above referenced tract, same being the Northeast corner of the Replat of the Sweeny Economic Development Park, as recorded in C.C.F.N. 2024009862 of the O.P.R.B.C.T.,

THENCE South 47°55'17" East, along the North line of the above referenced tract, the South line of a called 9.5544 acre tract, as recorded in C.C.F.N. 2017010213 of the O.P.R.B.C.T., the South line of a called 2.5083 acre tract, as recorded in C.C.F.N. 2022056717 of the O.P.R.B.C.T., the South line of a called 1.8882 acre tract, as recorded in C.C.F.N. 2016021905 of the O.P.R.B.C.T., a distance of 741.38 feet to a concrete monument found in a 48" Live Oak Tree;

THENCE South 47°54'08" East, along the North line of the above referenced tract, the South line of said called 1.8882 acre tract, the South line of said Rainbow Ridge Addition, Section Four, a distance of 731.35 feet to the **POINT OF BEGINNING** of the herein described tract of land, and containing 62.296 acres of land, more or less.

The field notes of the herein described tract of land, have been prepared along with a survey plat of the subject tract.

Darrel Heidrich

01/24/2025

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